

1,512 SF AVAILABLE

JEFFERSON
MARKETPLACE

1550 7TH STREET NW



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THE SHAW MARKET

AN EXCEPTIONAL RETAIL OPPORTUNITY

Jefferson Marketplace is an 8-story, mixed use property consisting of 281 residential units (95% leased with 948 residents) and approximately 15,000 square feet of ground-floor retail space. Jefferson Marketplace is situated in Shaw, one of Washington, D.C.'s most vibrant neighborhoods and is home to three Michelin star and four Bib Gourmand restaurants. Located along 7th Street NW spanning from P Street NW to Q Street NW, Jefferson Marketplace is located in the center of Shaw and three blocks from the Walter E. Washington Convention Center.

THE NEIGHBORHOOD

Shaw is known for its rich culture, history, and music scene. A large part of Shaw's appeal is the variety of locally owned establishments including Dacha Beer Garden, Ugly Ducking, Ambar, Compass Coffee, and Chaplin's. The largest and most notable recent commercial projects include CityMarket at O, a \$300 million, one million-square foot project anchored by a 72,000 square foot Giant supermarket, one of the largest supermarkets in the District. Residents enjoy the ever-increasing dining and retail conveniences, while local and national retailers are drawn to the strong demographics – over \$148,000 average household income and 73% Bachelor's Degree + within half a mile.



3 METRO
STATIONS

IN A 1/2 MILE



10 BIKE
STATIONS

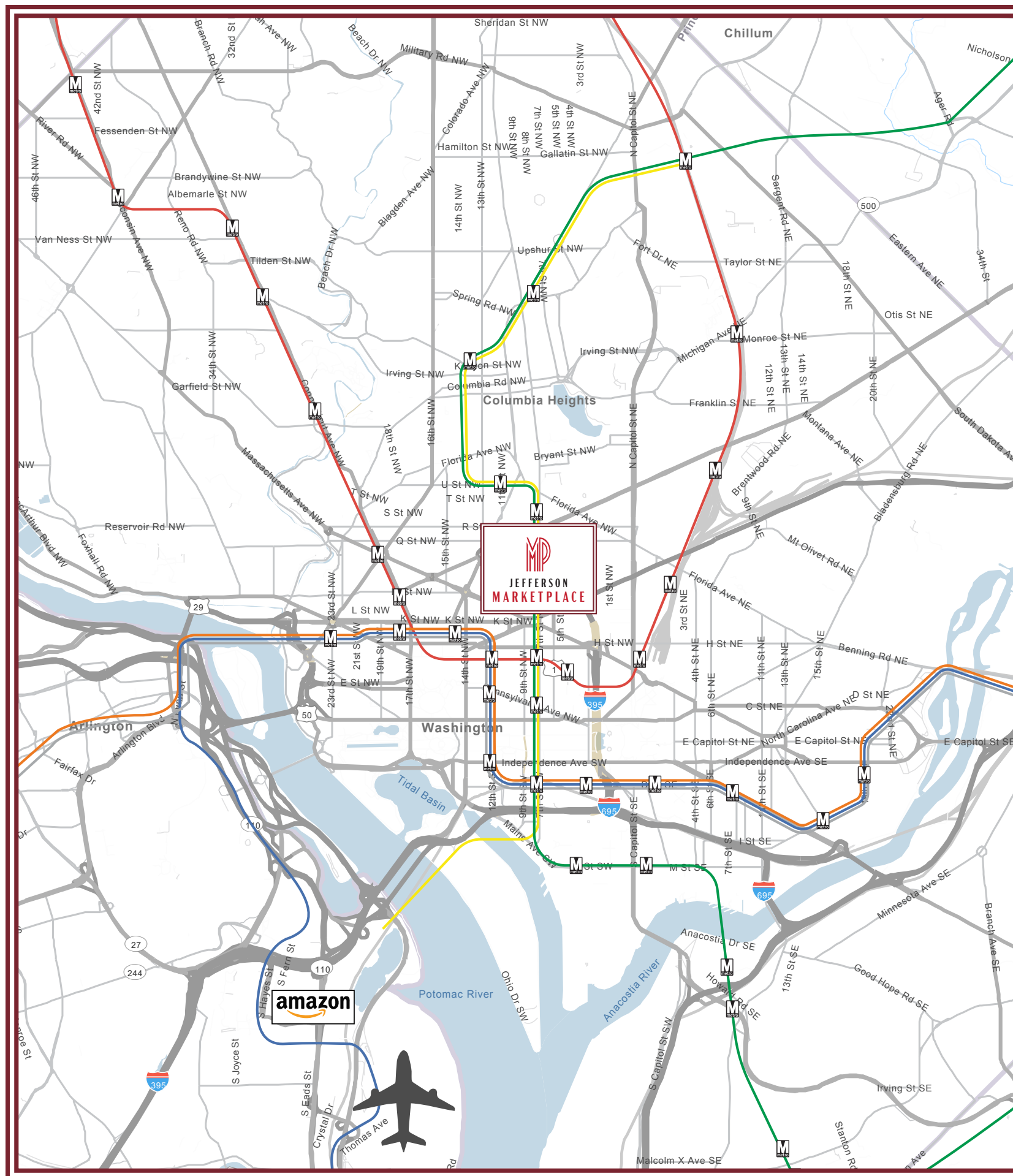
IN A 1/2 MILE



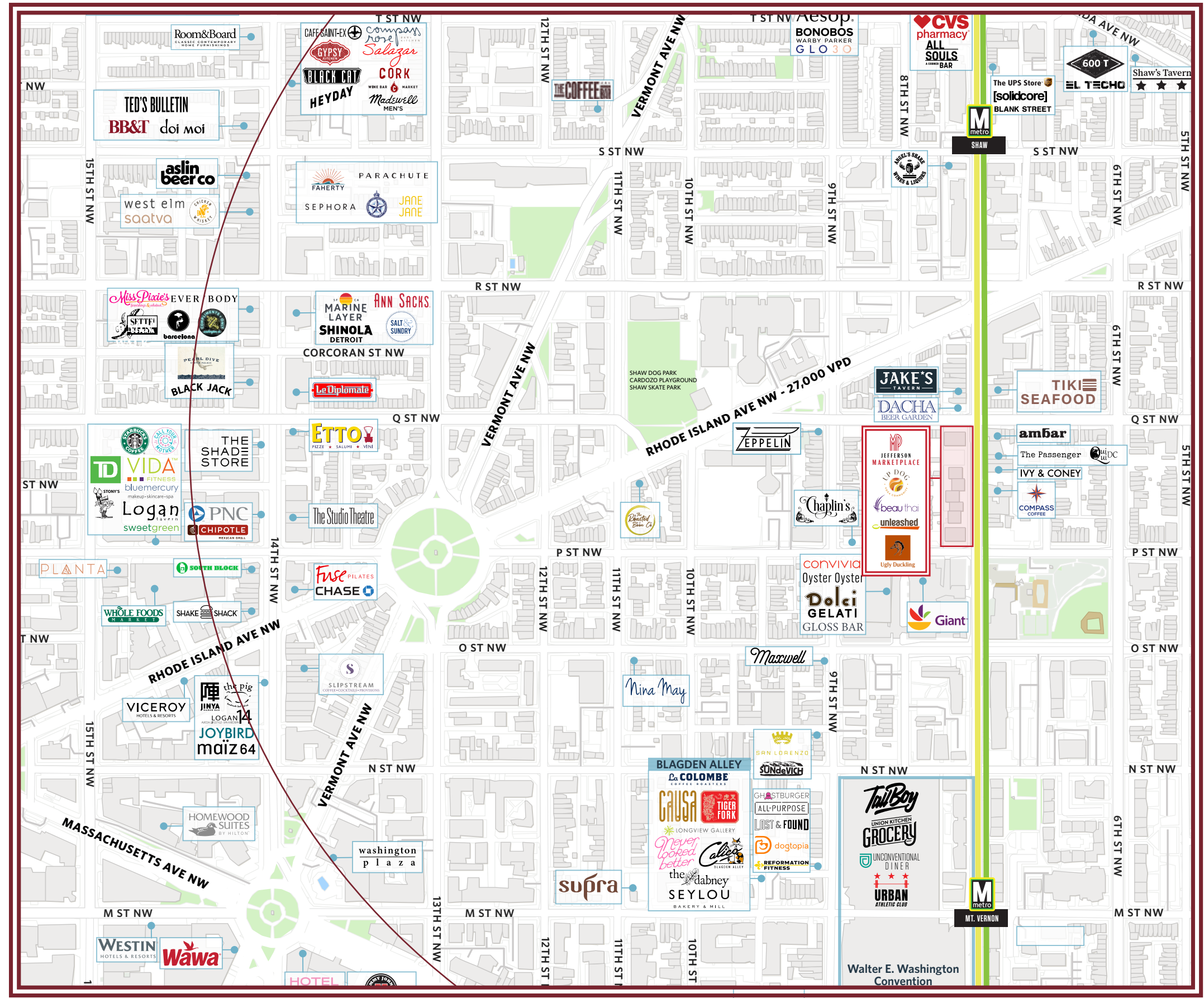
95
WALKSCORE



100 MOBILITY
SCORE



TRADE AREA



DEMOGRAPHICS

5 MIN WALK	10 MIN WALK	.25-MILE	.5-MILE	1-MILE
POPULATION				
5,961	18,487	6,663	26,137	99,665
DAYTIME POPULATION				
5,297	18,798	5,872	24,765	157,446
HOUSEHOLDS				
2,771	8,819	3,174	12,960	49,829
AVERAGE HH INCOME				
\$158,714	\$168,486	\$159,926	\$163,772	\$157,047

NEIGHBORING RETAILERS

DACHA
BEER GARDEN

Giant

unleashed
by PETCO

ZEPPELIN

COMPASS
COFFEE

Oyster Oyster

ambar

beau thai



COMPASS COFFEE: 533 7TH STREET NW

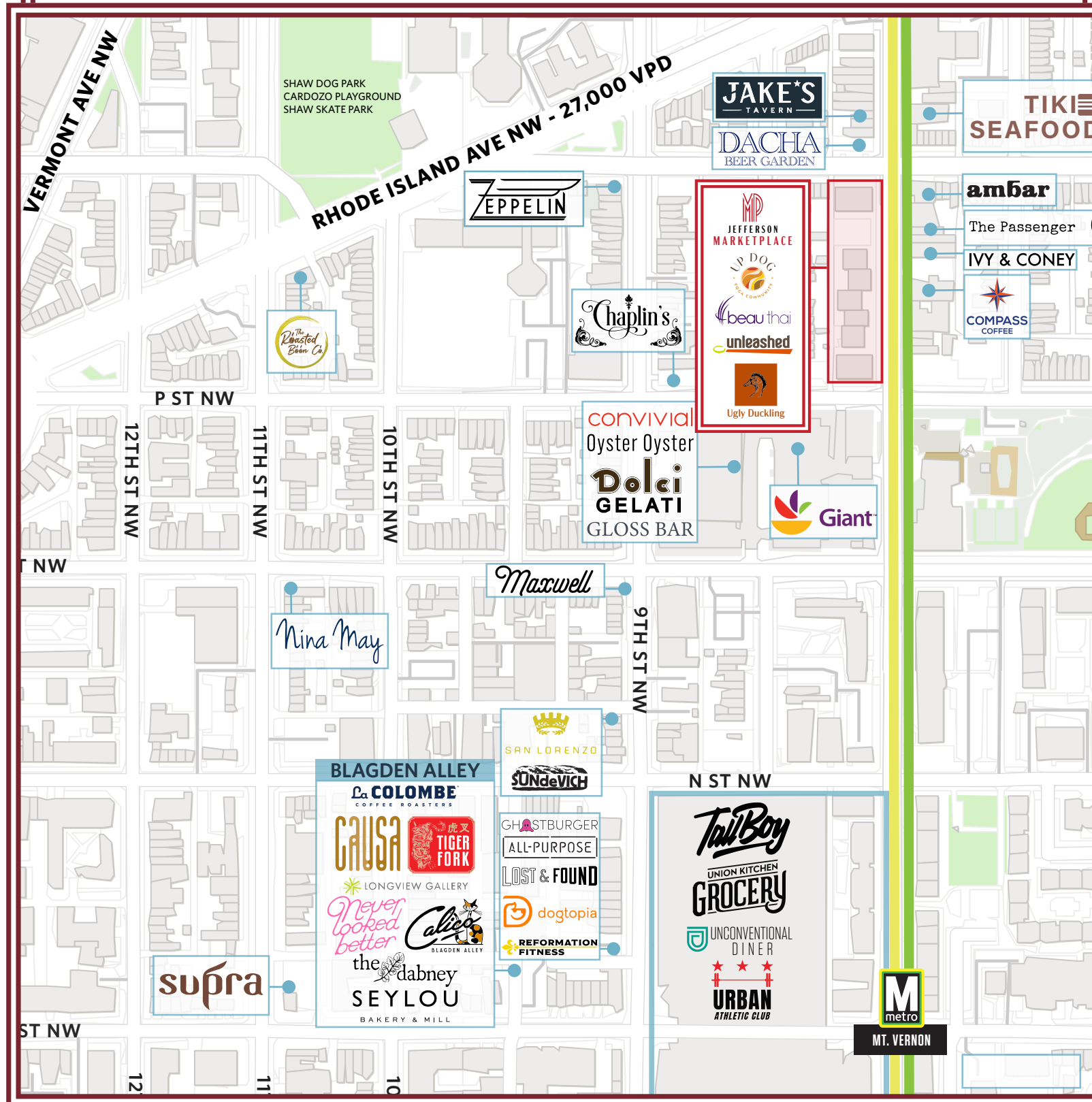


DACHA BEER GARDEN: 1600 11TH STREET



AMBAR: 1547 7TH STREET NW

TRADE AREA



GIANT: CITY MARKET AT 0

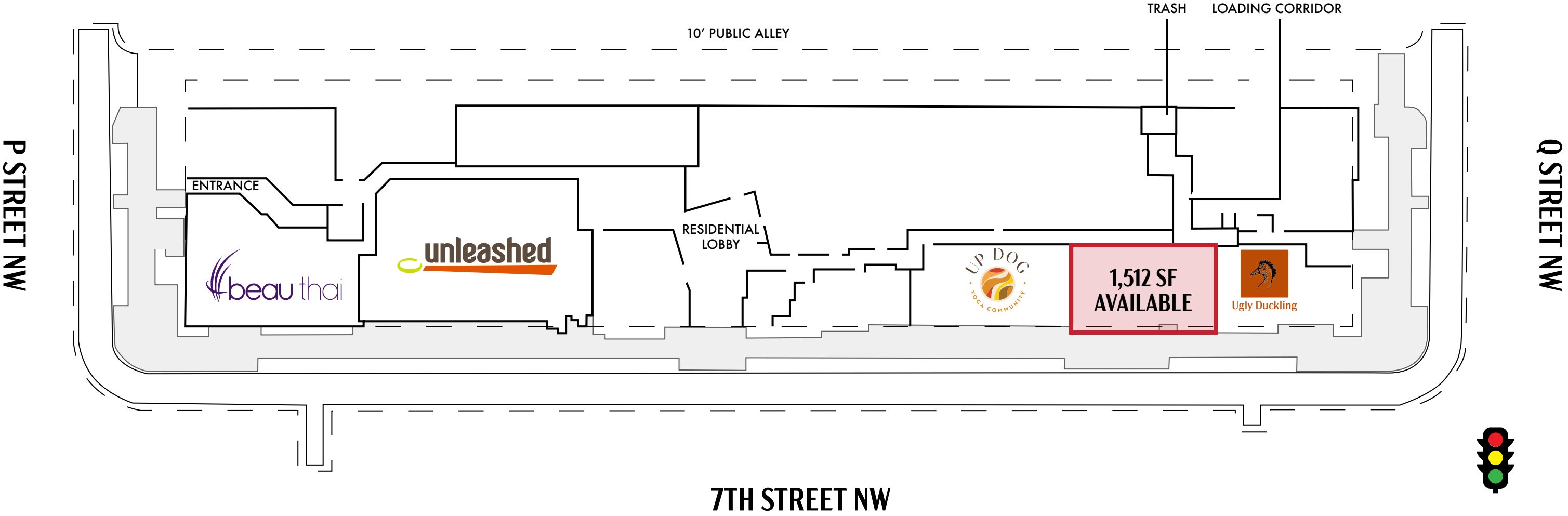


ZEPPELIN'S: 1544 9TH STREET NW

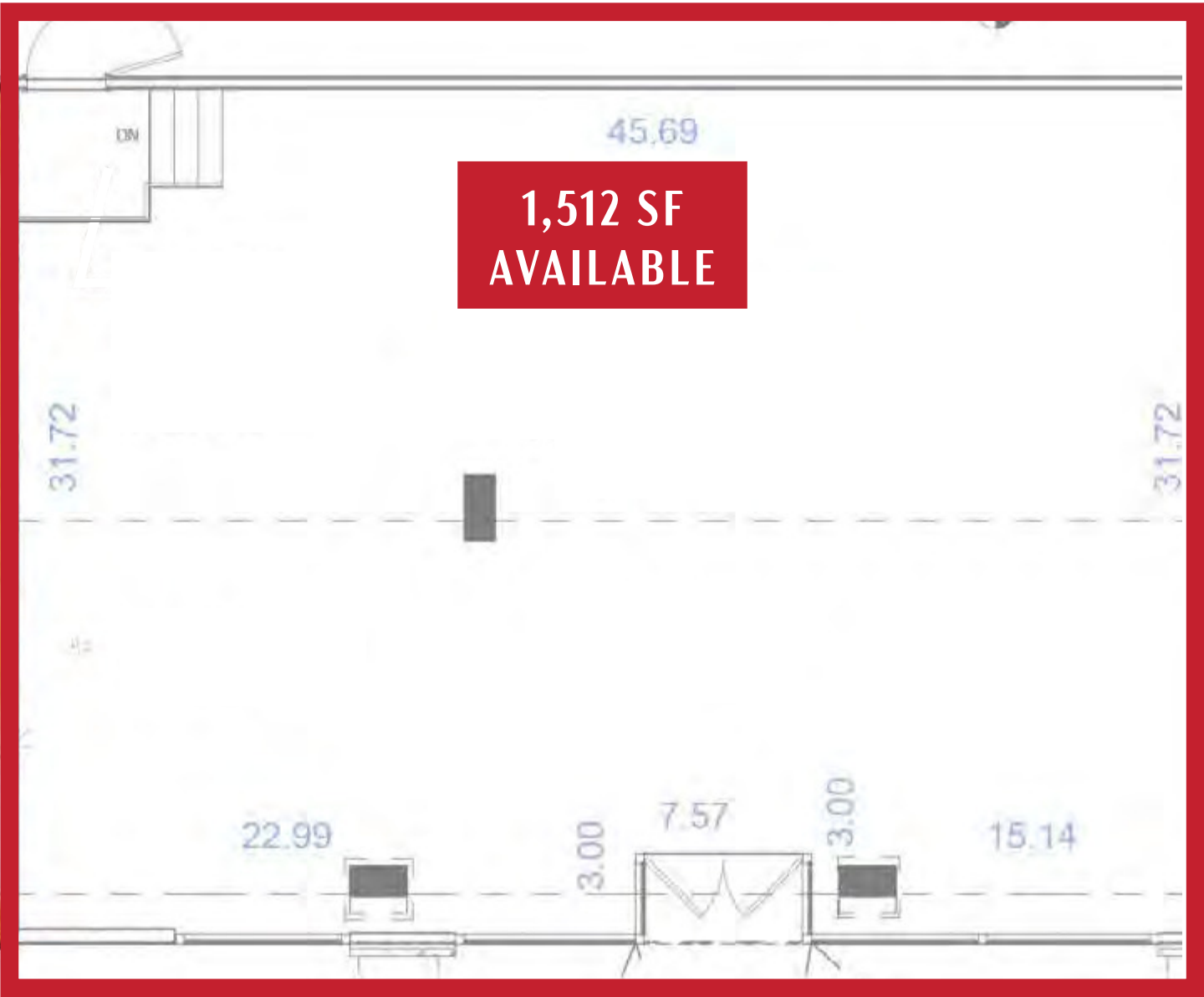


UGLY DUCKLING: JEFFERSON MARKETPLACE

SITE PLAN



PREMISES PLAN



7TH STREET

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